



2 Brackenhill Close, Links View, Northampton, NN2 7LD
£250,000 Freehold

Jackson Grundy are pleased to offer for sale this well presented two bedroom detached bungalow in the well regarded area of Links View. The home benefits from a refitted kitchen and is offered with no upper chain. In brief the home comprises lounge, dining room, kitchen, two bedrooms and a three piece family bathroom, with a conservatory to the rear and a lean-to off the kitchen. Outside offers a well maintained front garden with a driveway leading to a garage with a single electric up and over door, and an enclosed and private garden to the rear. Call now to book your viewing! EPC Rating: D. Council Tax Band: C

Detached Bungalow | Two Bedrooms | Refitted Kitchen | Single Garage | Sought After Location | No Upper Chain

modern marketing · traditional values

ENTRANCE HALL

uPVC double glazed entrance door. Radiator.
Access to loft space. Doors to:

LOUNGE 4.80m x 3.07m (15'9 x 10'1)

uPVC double glazed window to side elevation.
Radiator. Double glazed sliding doors to
conservatory. Archway to dining room. Bi-fold door
to kitchen. Electric fireplace with stone surround,
mantel and hearth.

DINING AREA 2.29m x 2.84m (7'6 x 9'4)

uPVC double glazed window to side elevation.
Radiator. Airing cupboard. Service hatch.

KITCHEN 2.36m x 2.84m (7'9 x 9'4)

uPVC double glazed window to garden. Refitted
with a range of wall and base units with roll top
work surfaces over. One and a half bowl stainless
steel sink unit. Space and plumbing for white
goods. Glazed door to lean to. Cupboard housing
wall mounted gas boiler. Tiled floor and splash
backs.

LEAN TO

uPVC construction. uPVC double glazed doors to
front and rear elevations.

CONSERVATORY 1.70m x 3.07m (5'7 x 10'1)

uPVC construction. uPVC double glazed windows
and doors to garden.

BEDROOM ONE 3.40m x 3.07m (11'2 x 10'1)

uPVC double glazed window to front elevation.
Radiator. A range of fitted bedroom furniture
including wardrobes, drawers and overhead
storage.

BEDROOM TWO 2.62m x 2.84m (8'7 x 9'4)

uPVC double glazed window to front elevation.
Radiator. A range of fitted bedroom furniture
including wardrobes, drawers and overhead
storage.

BATHROOM 1.91m x 1.73m (6'3 x 5'8)

uPVC double glazed window to side elevation.
Three piece suite comprising P shaped bath, vanity
wash hand basin and WC set in bathroom
furniture. Heated towel rail. Tiled walls.

OUTSIDE

FRONT GARDEN

Tiered bedding area with shrubs and plants to
borders. Metal gates to concrete and block paved
driveway leading to single garage.

GARAGE 4.50m x 2.67m (14'9 x 8'9)

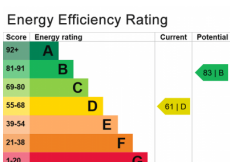
Electric up and over door. Power and light
connected. uPVC double glazed window and door
to garden.

REAR GARDEN

Largely laid to paving, patio and lawned areas.
Well stocked bedding areas to borders including a
wide variety of mature plants and shrubs, shed and
greenhouse to hardstanding. Enclosed by timber
panelled fencing. Steps to conservatory and
garage.

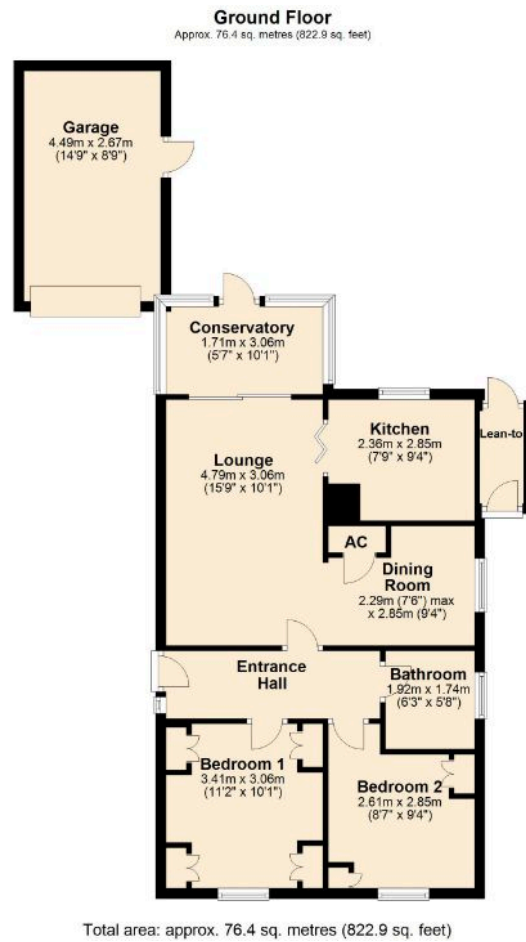
DRAFT DETAILS

At the time of print, these particulars are awaiting
approval from the Vendor(s).



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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LOCAL AREA INFORMATION

Northampton is a large market town 67 miles northwest of London. The UK's 3rd largest town without official city status, it used to be the centre of the shoemaking industry and whilst Church's and Tricker's survive, the majority of factories have since been converted into accommodation or offices. The Town Centre has a variety of pubs, bars, restaurants, shops and businesses predominantly located on The Drapery, Abington Street, Gold Street, Market Square or in the Grosvenor Centre. There are also two theatres (Royal & Derngate) and a cinema/leisure complex. Just east of the town centre is the district of Cliftonville, predominantly focused on medical practitioners and the site of the general hospital as well as the privately run St Andrews and Three Shires. In the opposite direction in an area known locally as Castle Hill, the mainline Train Station operates services to both London Euston and Birmingham New Street. For road travel, Northampton has the A45 and A43 ring roads right on its doorstep plus access to three junctions of the M1 (15, 15a & 16).

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